

Golf Creek Ranch 2025 annual meeting minutes

Organization: Golf Creek Ranch Homeowner's Association

Date: 6-19-25, 11:00am MDT

Location: National Museum of Wildlife Art, Member's Lounge

Meeting called to order at 11:05 AM

In attendance: Leslie and Dan Reese, Janet Andre and Richard Stec, Rhonda and Roger Groves, Michael and Lori King, Patti Green, Jackie Cecil, Lynn and Earl Moore, Ron and Anne Walker- Barry McNees, Connie Morgan and Matt Golombek, Robert and Charlotte Oehman, Gary and Bonia Brown, Richard and Cynthia Brown, Paul and Heidi Curry, Stephan and Katherine Switzer. Members by Proxy: David and Carol Lewis, Alissa Ehrenkranz and Patrick Dominick, William and Barbara Mundell, Justin and Lauren Bennett.

Also - Michele Brown – Scott Shepherd Real Estate, and Ron Badgerow, on-site caretaker and property manager. A quorum was established.

Adoption of the agenda – Patti Green made a motion to approve the agenda, Charlotte Oehman seconded and agenda for 2025 annual meeting approved.

Review of 2024 Annual Minutes – Charlotte made a motion to accept the meeting minutes, Connie seconded – minutes approved.

Budget: Review of annual budget. Truck repairs increased last year, our older truck needed tires, 100k mile service and other maintenance. Attorney fees increased, due to meetings after start of new fiscal year, investigations into caretaker cottage status, and revision of By Laws. Wildfire risk management to result in spending in landscaping and maintenance due to tree removal, pruning and installation of fire cinder protections, per report provided by Teton Conservation District. Building maintenance increased: Added \$15,000 for repairs to group 2 garage which needs repair before next winter. Discussion on upcoming reserve projects – parking lot topcoat \$15,000, which is past due, water system repair project investigation to cost \$20,000 plus assessment for actual repair costs. The above will result in an increase of quarterly dues. Motion made by Stephen Switzer to accept 2025 budget, Matt Golombek seconded, motion carried to accept budget.

Annual Review of HOA activities for 2024-2025- Ron Badgerow caretaker report. There was a septic system repair in Unit 24 to begin the fiscal year, remediation of unit 24, repairs and improvements to our septic system. Discussion about trash and recycling. Is it a value to have Ron continue to do the recycling or just have everyone drop off their own recycling at the Gros Ventre River recycle containers? Ron takes 10-15 minutes a day to sort each recycling station. Please use bags to contain trash deposited in our cans. Recycling discussion shelved for now. Caretaking – there were at least 4 incidences last winter where Ron found windows left open while doing caretaking inspections. Each instance was in a rental unit, where he went in after the cleaning staff had processed the unit and departed. He also found a water heater leak in one rental unit, due to his diligent inspection of the mechanical room spaces. The leaking water heater was a second device in a storage area under the stairs, was already leaking and damaging the hardwood floors. He was able to contact the owner and arrange, at their instruction, for a plumber to come in and do repairs.

Mowing – all good, mower running well after repairs of mowing deck, now need new tires on the mower. Sprinkler / Irrigation System- system getting old, not getting the distance from the spray heads that our layout requires, in order to overlap all lawn areas. Could be roots crushing the lines, or components / valves getting old. One sprinkler zone was repaired, recently, and replacement of the solenoid control valve resulted in better coverage, afterwards. Sprinkler control unit was replaced in the same area, in order to eliminate other problems, and now includes remote control operation, which will enable Ron to do spring start-up and fall blow-out without tedious back-and-forth. Will need to investigate cost of upgrading the irrigation system, bypassing root damaged areas, replacing valves, controllers. Spring and Fall cleanup take a great deal of time. Fall cleanup must be timed to allow most leaves to fall yet to get the leaves up before snow. Snow shoveling – lighter snow this year, less spent. We have Lawngevity come in to shovel when there is more than 3” of snow, which happened less this year, and use them for the snow pile removal, which we only did one time. They would have also shoveled the roofs, but that was not needed. We will continue plans to use them for next year. Equipment maintenance; going well, especially the mower.

Parking: Huge issue, Robert distributed a parking packet with information including possible solutions: parking in front of garage doors of certain units, making use of garage space for second cars, borrowing spaces from other units / owners for extra parking. Discussed utilizing the parking in front of garage doors of #45 & #47 in winter, which worked out well. Oversized vehicles cause problems, just too many cars for the number of spaces. Robert worked with Outpost last year to try some solutions. Discussion about towing - are we within our rights to tow? Yes we are, per Sheriff, Attorney and Towing Company. If we're going to tow, posting Warning signs is recommended per our attorney. Robert suggested to put up a Warning - Towing Enforced sign in every parking group, at least one in Groups 1, 3 and 4, on the trash shed door, say, where everyone would see it when they drove in. Patti Green strongly objected, as did a few others. Discussion moved on to other ways to ensure notification such as having on Rental Summary page, on parking passes for rentals, and having renters sign the parking rules at time of rental. Patti would like to have a committee work on the parking problem. Not just a rental unit issue, guests of owners must comply, possibility of people parking cars in our lots and leaving town to be considered. Discussion tabled for future, special meeting.

Sage Brush Drive update – Patti Green updated progress on Sage Brush Drive. 2 non-members have not complied, Teton Shadows – 7 people still need to pay, July 3rd will have another meeting and will know when the project will start. \$785,270 has been collected so far. Looking at September possibly to start.

Water System Repair – Robert and Connie met with Guy Evans, GM and Steve Hawkins, Operations Manager for Gros Ventre Utilities. Steve Hawkins offered to head the project, which he normally does for residential customers with leak issues. He has the contacts with the vendors, knows the operations needed and can get them to give him priority when needed. Best, there will be no charge for his time, we will pay the sub-contractors as work progresses. We gave him permission to start working on the leak. Steve knows contractors who can test for leaks. He will have them proceed with testing, starting at Units #46 and #47, and believes he will be able to get the leaks fixed in a couple of months. Waiting on Steve for a date to start (started June 27, 2025.) Also discussed with Steve the need to run a hose bib in group 1 for several months during the winter, in order to keep the water line from freezing, and was told to continue to use the hose, it was his recommendation.

Wildfire Risk Management Assessment - Had assessment done with Rob Sgroi at Teton Conservation District. Tackled some of the tree removal, pruning and brush cleanup already; 9 aspen trees removed (three small ones near cottonwoods, plus 6 more within groups,) brush removed and cottonwoods pruned at north-east corner of common area. Have applied for and received approval for a grant of \$6000 in matching funds

to help with the wild fire abatement. Arborist is coming back in July to do some more work, more tree removal and lots of pruning of trees and limbs near buildings.

Landscaping at entrance – Quote received from Village Gardener to completely re-do bed across from Golf Creek sign; Moonflower has not responded, and no one hired to do entrance yet. HOA Beds in common areas being cared for by Ron, at moment, primarily small aspen removal.

Caretaker – Discussion of Caretaker Job and Residence, Caretaker role, benefits, costs, value and status of Caretaker Cottage. It was agreed Robert should investigate options get additional information before any more discussion.

By-Laws- Draft of New Amendment passed out for review, motivated by desire to change the terms of the directors so that they serve for three years, staggered, with only one director being elected each year; other smaller items also needed to be updated, such as allowing meetings over Zoom without so much advance notice, authorization to send information via email or text, etc. Robert will hold a special meeting in July about the by-law changes and hold a vote to approve.

Vote for directors: Current board of Robert Oehman, Connie Morgan and Corey Jairl unanimously elected.

Motion to adjourn made by Charlotte, Robert seconded – **Meeting adjourned at 1:53 PM**